TOWN OF MARLBORO
Development Review Board

Application for Change of Use
Findings and Decision

Permit # 24-13 CH

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review, under the Town of Marlboro Zoning Regulations, of an Application for Change of Use submitted by Michele Streeter, 187 Summit Street, Franklin, NH 03235; Location: 2021 Cowpath 40, Marlboro, VT; Tax Map Number 12-00-64; Proposal: Change of Use; Convert Primitive Camp to Single-Family Dwelling; Add mud room to existing structure.

2. The Application was received by Mary Sargent, Zoning Administrator, on June 25, 2024. A copy of the Application is available for review at the Marlboro Town Office.

3. On June 29, 2024, Notice of a public Hearing in the Town Office with *Zoom* videoconference was published in the *Brattleboro Reformer.*

4. On June 30, 2024, Notice of a public Hearing in the Town Office with *Zoom* videoconference was posted at the following places:

    - Marlboro Town Clerk's Office
    - Bulletin Board outside the Marlboro Town Clerk's Office
    - Marlboro Town Website, marlborovt.us

5. On July 5, 2024, a copy of the Notice of a public Hearing in the Town Office with *Zoom* videoconference was mailed to the Applicant. On July 5, 2024, a copy of the Notice of a public Hearing in the Town Office with *Zoom* videoconference was mailed to the following Owners of properties adjoining the property subject to the Application:

    - Matthias Naegele, PO Box 355, Marlboro, VT 05344-0355
    - James Betteridge, 1110 Bardell Drive, Wilmington, DE 19808-3000
    - Robert Merriam, PO Box 61, Marlboro, VT 05344-0061
    - Lauren Budding, 50 Griggs Road, Brookline, MA 02446

6. The Application was considered by the Development Review Board at a public Hearing in the Town Office with *Zoom* videoconference on July 16, 2024. The DRB reviewed the Application under the Zoning Regulations of the Town of Marlboro, as amended March 6, 2018.

7. Present at the Hearing were the following members of the Development Review Board:

   - Steven John, Chair
   - Jean Boardman, Vice Chair
   - Brent Seabrook, Clerk
   - Gail MacArthur
   - Eva Grimaldi (via *Zoom*)
   - Mary Sargent, Zoning Administrator

8. At the outset of each Hearing, the Development Review Board afforded those persons wishing to achieve status as an Interested Party an opportunity under *24 V.S.A. § 4465(b)* to demonstrate that the criteria set forth in that Statute could be met. The following persons sought Interested Party status:

   - No Interested Parties attended

9. The following Exhibits in support of this project were submitted to the Development Review Board:

   - Permit Application, signed by Owner and dated 6/18/2024
   - Site Plan dated June 12, 2024, showing location of existing driveway, well & septic, and structures including dimensions and setbacks
   - Approved State of Vermont Permit # WW-2-7481, dated November 27, 2023
   - Town of Marlboro CTI Maps(2): Tax Map # 12-00-64, with dimensions, 20-foot contours, and *Color Imagery*, printed on June 30, 2024
   - List of abutters to the Streeter property (Tax Map Number 12-00-64), with corresponding Town of Marlboro CTI Map, printed on June 30, 2024

These Exhibits are available for review at the Marlboro Town Office.

FINDINGS

Based on the Application, testimony, Exhibits, and other evidence, the Development Review Board makes the following Findings:

1. The Applicant seeks a Change of Use to convert a Primitive Camp to a Single-Family Dwelling, with the addition of a mud room to the existing structure.

2. The subject property is a 4.25-acre parcel located at 2021 Cowpath 40 in the Town of Marlboro, VT; Tax Map Number 12-00-64. The property is more fully described in a Deed recorded at Book 55, Page 294, of the Town of Marlboro Land Records.

3. The property is located in the *Rural Residential District (RUR)* as described in the Town of Marlboro Zoning Map on record at the Town of Marlboro municipal office, and *Section 305* of the Marlboro Zoning Regulations.

4. Change of Use approval is requested to convert a Primitive Camp to a Single-Family Dwelling, and to add a mud room to the existing structure. The project is allowed by right in the *Rural Residential District (RUR)*, and conforms to the purpose of the District.

DECISION AND CONDITIONS

Based upon these findings, the Development Review Board approves the following Change of Use: to convert a Primitive Camp to a Single-Family Dwelling, with the addition of a mud room to the existing structure.

No conditions were established at the Hearing.

Dated at Marlboro, Vermont, this 24th day of September, 2024.

Steven John

Steven John, Chair
Marlboro Development Review Board

NOTICE: This Decision may be appealed to the Vermont Environmental Court by an Interested Person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this Decision, pursuant to *24 V.S.A. § 4471* and *Rule 5(b)* of the *Vermont Rules for Environmental Court Proceedings.*